

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Barriedale Court, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Eltham

Period - From 26/09/2022

to

25/09/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Bainbridge Dr ELTHAM 3095	\$1,592,000	22/07/2023
2	123 Arthur St ELTHAM 3095	\$1,575,000	29/07/2023
3	6 Adecroft Ct ELTHAM 3095	\$1,513,000	20/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/09/2023 09:26



6
 3
 2

Property Type: House
Land Size: 1050 sqm approx
Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

26/09/2022 - 25/09/2023: \$1,190,000

Comparable Properties



4 Bainbridge Dr ELTHAM 3095 (REI)

5
 2
 2

Price: \$1,592,000
Method: Auction Sale
Date: 22/07/2023
Rooms: 8
Property Type: House (Res)
Land Size: 957 sqm approx

Agent Comments

All homes on this report are smaller than 13 Barriedale Court Eltham 4 Bainbridge Drive also did not have a pool or self contained area



123 Arthur St ELTHAM 3095 (REI)

4
 2
 2

Price: \$1,575,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments

All homes on this report are smaller than 13 Barriedale Court Eltham 123 Arthur Street did not have a pool or a self contained downstairs area



6 Adecroft Ct ELTHAM 3095 (REI/VG)

5
 3
 2

Price: \$1,513,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments

All homes on this report are smaller than 13 Barriedale Court Eltham 6 Adecroft Court was unrenovated and did not have a self contained downstairs area or a pool

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